

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
256		BROADWAY, ARLINGTON

## OWNERSHIP

OWNERSHIP		Unit #:	
Owner 1:	GALVIN SEAN D/TRUSTEE		
Owner 2:	100-1024 BEACON ST REALTY TR		
Owner 3:			
Street 1:	630 HIGH STREET		
Street 2:			
Twn/City:	MEDFORD		
St/Prov:	MA	Cntry	Own Occ: N
Postal:	02155	Type:	

## PREVIOUS OWNER

Owner 1:	BATTAGLIA JANE M/FRANK T -		
Owner 2:	TRS/BATTAGLIA REALTY TRUST -		
Street 1:	25 RIDGE WAY		
Twn/City:	NORTH ANDOVER		
St/Prov:	MA	Cntry	
Postal:	01845		

## NARRATIVE DESCRIPTION

This parcel contains .196 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1930, having primarily Aluminum Exterior and 6689 Square Feet, with 8 Units, 8 Baths, 0 3/4 Bath, 0 HalfBath, 20 Rooms, and 8 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

[illegible]

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
111	8532.000	942,300		486,700	1,429,000
Total Card	0.196	942,300		486,700	1,429,000
Total Parcel	0.196	942,300		486,700	1,429,000
Source: Market Adj Cost		Total Value per SQ unit /Card:		213.65	/Parcel: 213.65

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	111	FV	942,300	0	8,532.	486,700	1,429,000		Year end	12/23/2021
2021	111	FV	908,100	0	8,532.	486,700	1,394,800		Year End Roll	12/10/2020
2020	111	FV	859,900	0	8,532.	486,700	1,346,600	1,346,600	Year End Roll	12/18/2019
2019	111	FV	790,100	0	8,532.	517,100	1,307,200	1,307,200	Year End Roll	1/3/2019
2018	111	FV	790,100	0	8,532.	377,200	1,167,300	1,167,300	Year End Roll	12/20/2017
2017	111	FV	738,400	0	8,532.	328,500	1,066,900	1,066,900	Year End Roll	1/3/2017
2016	111	FV	738,400	0	8,532.	279,800	1,018,200	1,018,200	Year End	1/4/2016
2015	111	FV	660,800	0	8,532.	273,800	934,600	934,600	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
8/19/2021	Permit Visit	DGM	D Mann
11/7/2018	MEAS&NOTICE	HS	Hanne S
4/30/2014	External Ins	PC	PHIL C
1/8/2014	Info Fm Prmt	EMK	Ellen K
6/19/2013	Info Fm Prmt	EMK	Ellen K
2/23/2009	Measured	345	PATRIOT
1/25/2005	MLS	HC	Helen Chinal
4/19/2000	Measured	263	PATRIOT
11/1/1991		PM	Peter M

**Sign:** VERIFICATION OF VISIT NOT DATA      \_\_/\_\_/\_\_

Total AC/HA:	0.19587	Total SF/SM:	8532	Parcel LUC:	111	Apts. 4-8	Prime NB Desc	ARLINGTON		Total:	486,688	Spl Credit		Total:	486,700
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